

PARKING DATA

NOTE: NO PARKING REQUIREMENTS FOR THE ATLANTIC OVERLAY DISTRICT (AOD)

EXISTING ON-SITE STANDARD PARKING PROVIDED: 45 SPACES
EXISTING ON-SITE HANDICAP PARKING PROVIDED: 2 SPACES

PROPOSED ON-SITE STANDARD PARKING PROVIDED: 24 SPACES
PROPOSED ON-SITE HANDICAP PARKING PROVIDED: 2 SPACES

SITE DATA:

EXISTING LAND USE: COMMERCIAL
EXISTING ZONING: B-3 GENERAL BUSINESS/ATLANTIC OVERLAY DISTRICT (AOD)

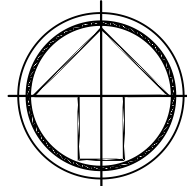
EXISTING CONDITIONS

GROSS/NET ACREAGE: 37,359 SQ.FT. 0.858 AC. 100.00%
TOTAL BLDG. AREA (RETAIL USE): 14,134 SQ.FT. 0.324 AC. 37.83%
TOTAL ROADWAY/SIDEWALKS: 22,765 SQ.FT. 0.523 AC. 60.94%
TOTAL IMPERVIOUS AREA: 36,899 SQ.FT. 0.847 AC. 98.77%
TOTAL PERVIOUS AREA: 460 SQ.FT. 0.011 AC. 1.23%

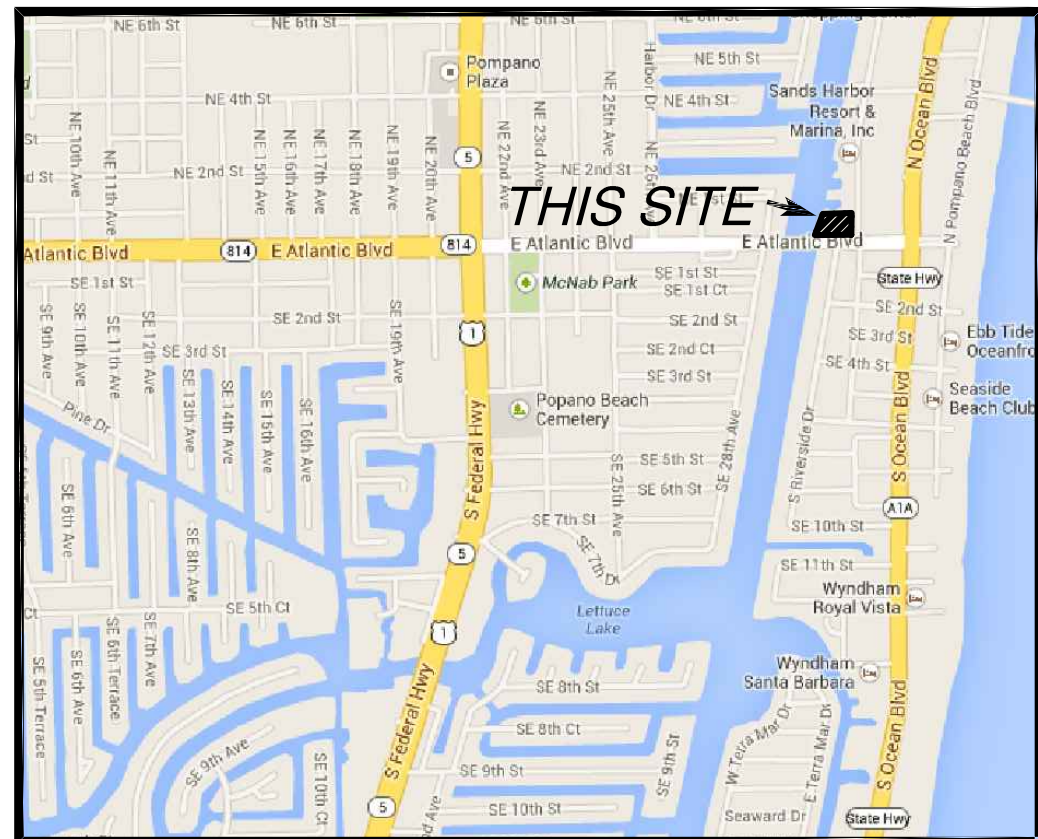
PROPOSED

GROSS/NET ACREAGE: 37,359 SQ.FT. 0.858 AC. 100.00%
EXIST. RETAIL TO REMAIN: 11,674 SQ.FT. 0.268 AC. 31.25%
EXIST. RETAIL (REMODELED TO RESTAURANT): 2,460 SQ.FT. 0.056 AC. 6.58%
PROPOSED RESTROOM BUILDING ADDITION: 421 SQ.FT. 0.010 AC. 1.13%
PROPOSED COVERED PATIO: 2,800 SQ.FT. 0.064 AC. 7.49%
TOTAL BLDG. AREA: 17,355 SQ.FT. 0.398 AC. 46.45%
PAVED AREAS: 16,048 SQ.FT. 0.369 AC. 42.96%
OUTDOOR DINING AREA (PERVIOUS): 1,468 SQ.FT. 0.034 AC. 3.93%
LANDSCAPING AREA: 2,488 SQ.FT. 0.057 AC. 6.66%

TOTAL IMPERVIOUS AREA: 33,323 SQ.FT. 0.767 AC. 89.41%
TOTAL PERVIOUS AREA: 4,036 SQ.FT. 0.091 AC. 10.59%



0 10 20 40 60
SCALE: 1" = 20'



LOCATION MAP

N.T.S.

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 180 FEET OF THAT PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) LYING EAST OF THE INTRACOASTAL WATERWAY, EXCEPTING THEREFROM THE EAST 25 FEET THEREOF, AND FURTHER EXCEPTING THE SOUTH 50 FEET THEREOF, (SAID EXCEPTIONS HAVING BEEN CONVEYED FOR PUBLIC ROADS) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND CONTAINING 0.857 ACRES, MORE OR LESS.

GENERAL NOTES:

1. RESTAURANT BUILDING TO INCLUDE FIRE SPRINKLERS.
2. ROOF TOP EQUIPMENT TO BE SCREENED.
3. PROPERTY HAS OFF-SITE PARKING AGREEMENT WITH CITY OF POMPAÑO BEACH, PER RESOLUTION NO. 2011-24 FOR 150 PARKING SPACES.

RESTAURANT BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (EAST)	5'	217.75'
SIDE (SOUTH)	0'	0'
SIDE (NORTH)	5'	5.2' (EXIST.)
REAR (WEST)	15'	15.3'

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVER SIDEWALK
- PROPOSED PAVEMENT TO BE REMOVED AND REPLACED WITH LANDSCAPING
- PROPOSED PERVIOUS OUTDOOR DINING AREA
- PROPERTY LINE

REVISIONS

DATE	BY	DESCRIPTION
1-26-21	M/J	REVISED PER PRE-DC COMMENTS
2-8-21	M/J	REVISED UNDERGROUND FUEL TANK LOCATION

ENGINEERING
SURVEYING
PLANNING

SHAH
SHAH
DROTOS
& ASSOCIATES

DRAWN BY: M/J

CHECKED BY: J/FD

DESIGNED BY: J/FD

APPROVED BY: SDA

SCALE: 1"=20'

TAHA MARINE CENTER
RESTAURANT ADDITION
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
SITE PLAN

FOR THE FIRM:

FOR THE FIRM,
Digitally signed by Matthew J. Gianti
Date: 2021.02.09 10:18:10 -0500
Matthew J. Gianti
No. 1229
FEBRUARY 2020
10:38 AM

PZ20-1200051
3/17/21